Re: SUB2001-00028 524 Mesa View Drive Arroyo Grande, Ca. 93420

Dear Sub Division Review Committee

With respect to the underground power and other Utility line requirements of our application, please be advised that all new utilities to the proposed new parcels will be underground.

We ask however that you waive the requirement to bury the existing lines a) by our existing residence and b) along Highway 1, for the following reasons:

By our existing residence:

- 1. Requirement was recently waived for a major remodel.
 - a. The requirement to bury lines near the existing residence was waived because of its excessive cost when we performed a major permitted remodel of the house in 2013 -2014. Instead, we were asked to add a new utility pole and bury the lines from the new pole to the remodeled residence, which we did. So we now have less overhead utility lines but an additional pole?
 - b. The cost to bury existing lines now would be far greater than they were at the time the requirement was originally waived. That is because we now need to go under approximately 150 feet of concrete and hardscape that was added as part of the remodel.
- 2. The poles on either side of the property cannot be removed.
 - a. The pole on the left of the house could not be removed because it supports four lines that travel overhead more than 150 feet to a pole on the neighboring property. It also supports another five overhead wires to the neighbor's roof, and five wires to the pole which the Guldemans added during the remodel.
 - b. The pole on the right side of the house supports four or five overhead wires that travel overhead more than 150 feet to a pole on the neighboring property, so it also could not be removed.
- 3. It is unlikely that the lines on either side of our house will be buried in the foreseeable future, if ever.
 - a. We do not believe the neighboring properties can be sub-divided. If sub division is the only trigger for requiring the burying of lines, the lines are unlikely to be buried in the distant future or ever.
 - b. If the neighbors wished to do a remodel, we assume they would be treated the way we were which waived the need to bury the lines.
- 4. No visual benefit to the community
 - a. The lines can only be seen by us, and then, only when driving up into our driveway. There will be no visual benefit to the community.

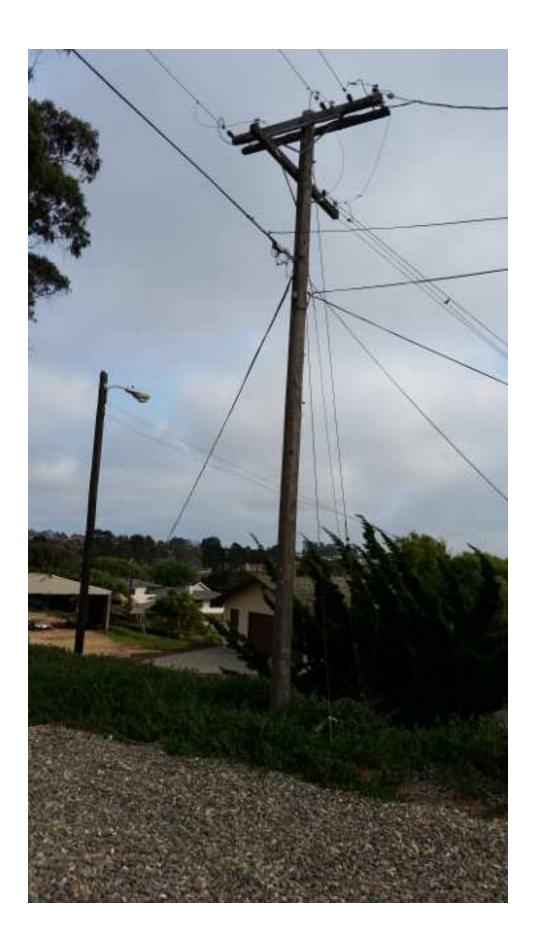
- 5. The cost of burying the lines represents an unreasonable burden
 - a. We estimate the cost to bury the lines by the house to be approximately:

	,
PG & E	\$ 20,000
AT&T	\$ 4,982
Trenching & Conduit	\$ 15,000
Electrician	\$ 5,585
Charter Cable est. (same as A T & T)	\$ 4,982
Sub-Total	\$ 50,549
20% Contingency	\$ 10,110
Total	\$ 60,659

Please see the attached written estimates.

In summary, we ask that the SRB waive the requirement to bury the utility lines near the residence as an "Adjustment" pursuant to paragraph 21.03.020 of Title 21 because: a) the burying of the lines represents an undue hardship, and b) it provides no benefit to the community.









By Highway 1

It should be noted that the utility lines along Highway 1:

- Are above ground for many miles on either side of our property,
- Provide utilities to hundreds if not thousands of properties, and
- Extend to poles 100 to 200 feet into our neighbors' property. There are no poles on our property

Again, we ask that the SRB waive the requirement to bury the lines along highway 1 for the following reasons:

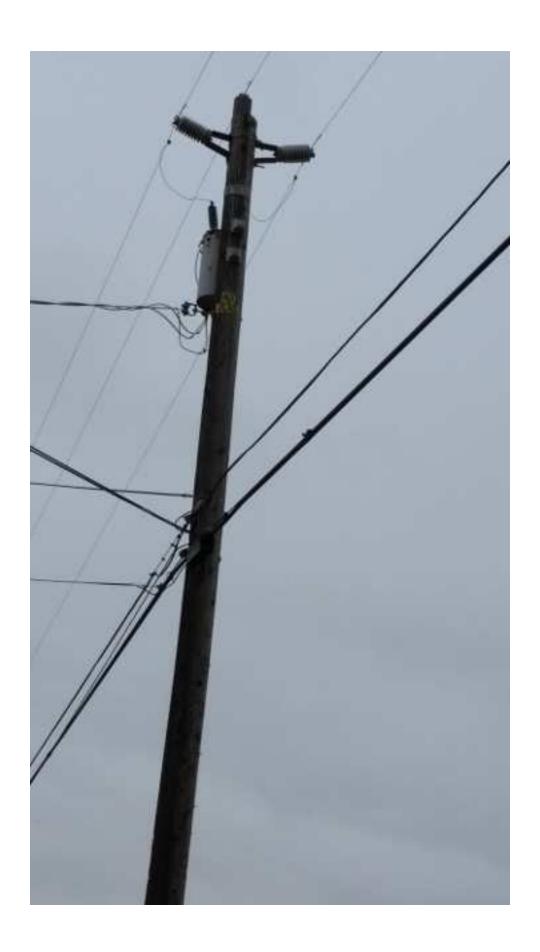
- 1. Inequitable distribution of costs and benefits
 - a. Requiring us to bury 150 feet of utility lines that benefit hundreds or thousands of residents represents an inequitable distribution of costs and benefits
- 2. Inordinately inefficient way to achieve the objective
 - a. It is ridiculously inefficient and costly to bury tens, or hundreds of miles of utility lines 150 feet at a time
- 3. Might require the addition (vs. subtraction) of telephone poles
 - a. I am told that we would have to add poles on either sides of our property so that the overhead wires from the poles on our neighboring properties can be brought to the edge of our property.
- 4. Provides little visual benefit to the community
 - a. We cannot foresee any reasonable circumstance or event that would require the neighboring properties to bury their lines in the next very many years, or for that fact, ever.
 - i. Please recall that we believe the immediately neighboring properties cannot be subdivided, thereby triggering a burying of their lines
 - b. A 150-foot stretch of buried line in the middle of miles of overhead lines is unlikely to cause great rejoice among the folks driving along Highway 1.

- 6. The cost of burying the lines represents an unreasonable burden
 - a. We estimate the cost to bury the lines by Highway 1 to be approximately:

PG & E	\$ 50,000
AT&T	\$ 3,737
Trenching & Conduit	\$ 20,000
Charter Cable est. (same as A T & T)	\$ 3,737
Cal Trans Permit	\$?
Sub-Total w/o Cal Trans Pmt	\$ 77,474
20% Contingency	\$ 15,495
Total	\$ 92,969

Please see the attached written estimates.

In summary, we ask that the SRB waive the requirement to bury the utility lines near Highway 1 as an "Adjustment" pursuant to paragraph 21.03.020 of Title 21 because: a) The burying of the lines represents an undue hardship, and b) it provides little or no benefit to the community.





Phil Guldeman

To: Subject: ZAKARIA, NEIL M

RE: 524 MESA VIEW DR

Allocation of A T & T Costs

Total Cost for A T & T

\$ 8,718.76

	Feet	% Ft.	Cost
By House	200	57.14%	\$ 4,982.15
Highway 1	150	42.86%	\$ 3,736.61
Total	350		\$ 8,718.76

From: ZAKARIA, NEIL M [mailto:nz5698@att.com]
Sent: Wednesday, December 9, 2015 11:24 AM
To: Phil Guldeman <philg@cfo-service.com>

Subject: 524 MESA VIEW DR

Mr. Goldman,

Per your request, I ran an approximate estimate to underground 350' of aerial telephone cable in front of your property at 524 Mesa View Dr, Arroyo Grande, CA. The estimate came at \$8718.76. This estimate does not include trenching and the placement of 2-4" ducts between poles, since this is usually provided by the customer. Any question, I can be reached at 805-546-7012.

Neil

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ORMONDE BACKHOE SERVICE	E, INC.		*	
325 E. ORMONDE ROAD				Estimate
ARROYO GRANDE, CA 93420	2 × 2 × 2			Date Estimate #
			11/	22/2015 23
Name / Address	1 1 1			W
GULDEMAN FAMILY TRUST				
2890 MESA ALTA LN ARROYO GRANDE, CA 93420	, , , , , , , , , , , , , , , , , , ,	# X		
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James O'Donnell Remodeling Co. 789 Valley Rd. #A, Arroyo Grande, Ca. 93421-0158 (805) 481-2005 Lic.# 438329

Proposal and Contract for Property Improvement	Proposal	osal and (Contract for	Property	Improvemen
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		Job Number	
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All of the above work is to	e completed in a workmanli	ke \$5,58	5.00
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